100 mm thick solid block boundary wall with 215 x 450 mm piers.

1

7

TERRACE

DRIVE

KITCHEN

LIVING

HALL

BATH

BED 1

BED 3

BED 2

GARDEN

Monkwray Brow

Brakeside Villa

ENNERDALE TERRACE

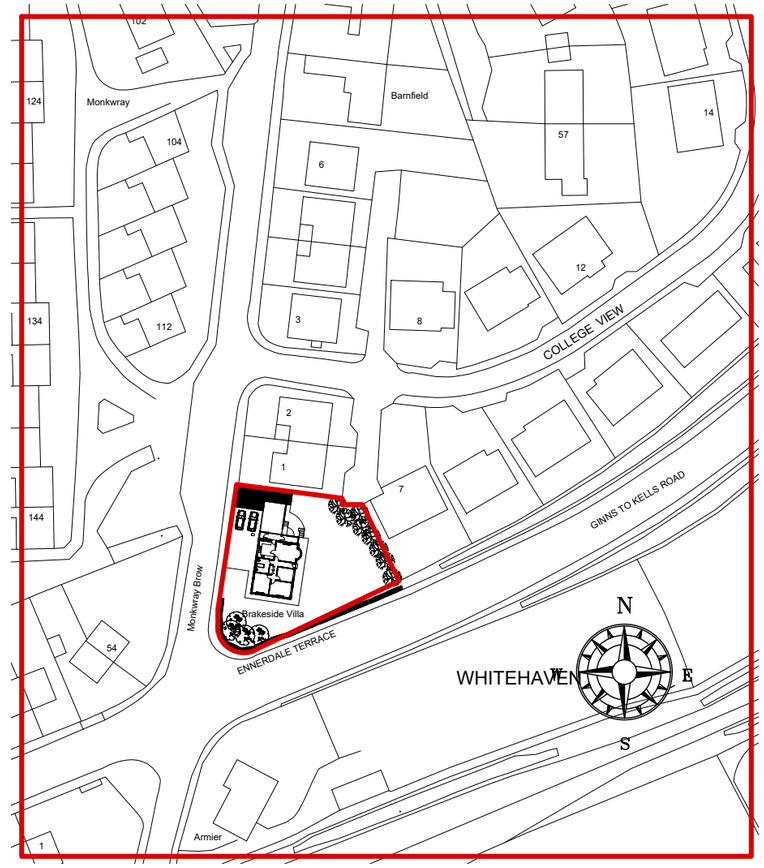
N

W

E

S

BLOCK PLAN



LOCATION PLAN 1/1250 Scale

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	SURVEY DETAILS	EXISTING BLOCK & LOCATION PLANS	Scale: Date: DWG No.	1/200 @ A3 SEPT 2021 21/0312/01	REV Date

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BRAKESIDE VILLA
ENNERDALE TERRACE
WHITEHAVEN
CUMBRIA CA28 9PN
For
Messers E Graham and C Spence

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Public highway

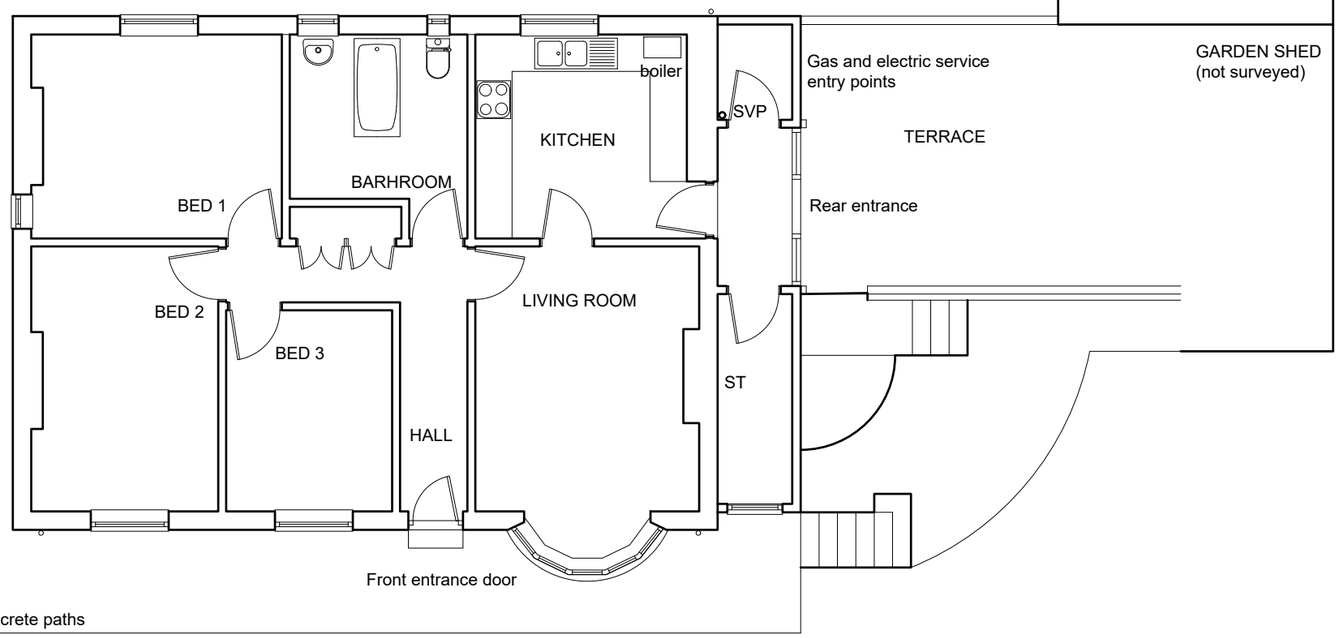
Public footpath

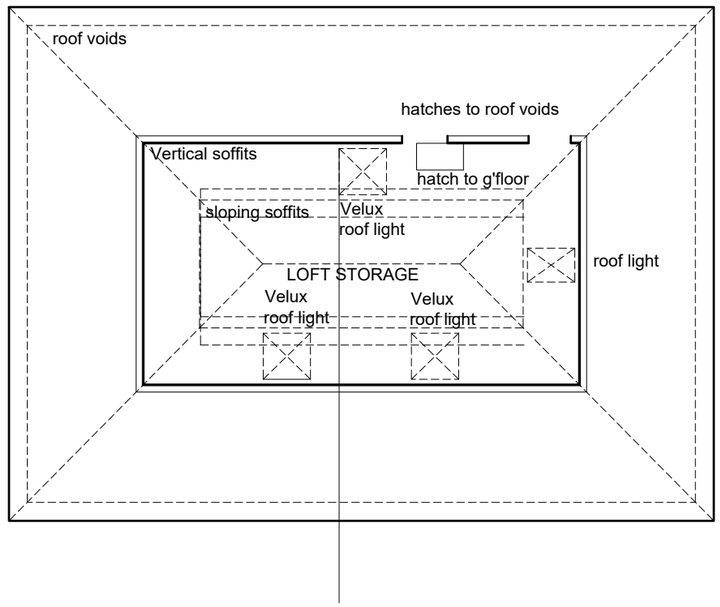
100 mm thick solid concrete block boundary garden wall with 215 mm pillars.

GARAGE
(not surveyed)

AC

Concrete paths





GARDEN (grass)

GROUND FLOOR PLAN

ATTIC PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	SURVEY DETAILS	GROUND FLOOR AND ATTIC PLANS	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/02	REV DATE

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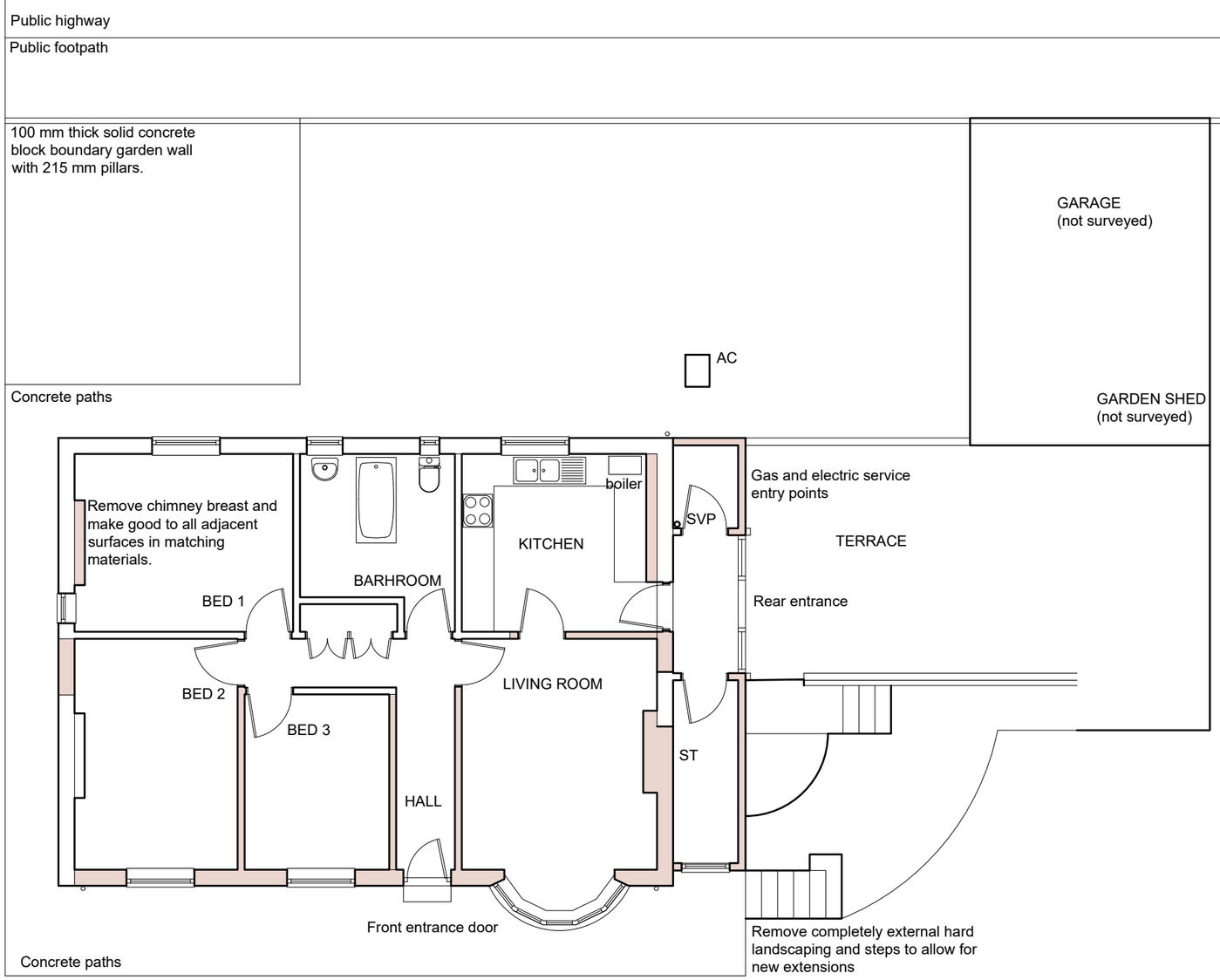


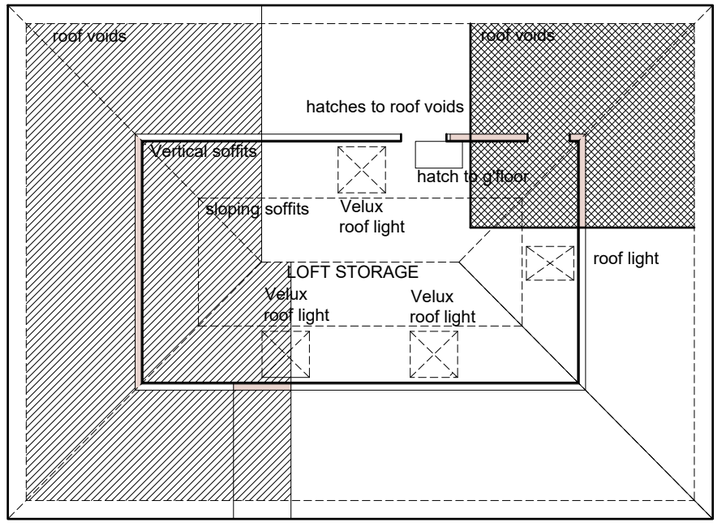
General Enablements
Arrange a safe plan for the temporary termination and isolation of services in the area of works.
Strip out all un-required service cables terminals all back to main customer service unit
Remove all un-required fixtures and fittings and supply pipes, record waste pipe connections to underground drains and temporarily seal drains to protect Health and safety on site.
Reduce ground levels in area of works.
Excavate for new foundations and ground inspection by Consulting Structural Engineer and Building Control.
Where practical retain excavated material on site for re landscaping as described by the employer/owner.
Excavate existing drains and underground services for inspection by Building Control to assess exact locations, condition and suitability for reuse.
Where any works are carried out on the party boundary all works to the party boundary are to be carried out to the programme and works specification agreed before the works commence in compliance with the protocols set out in the Party Wall Act 1996.

Demolitions and removals
Stage the works to maintain maximum structural integrity throughout the works
Stage 1.
Extension to end gable
Stage 2
Alterations and amendments to form new Hall and stairwell.
Stage 3
Alterations and extensions to frond and north end elevation.
Stage 4

Loadbearing walls (Shaded pink)
Arrange for structural support of remaining structures where load bearing walls are to be removed. Dismantle un-required structures carefully to ensure integrity of remaining structures and rebuild structures as stages described above, avoiding stage overlapping to maintain maximum structural integrity of new and existing structures.
Totally remove lean-to outbuildings to north gable.

Non loadbearing walls (Shaded Pink)
Take down non loadbearing walls and support any dependant structures.

Roof fabric and structure (Hatched area structures to be removed or modified)
Remove all roof tiles battens and roof fabric to allow for new roof finishes.
Temporarily form support for roof and first floor structures to be retained all coordinated with the works staging to minimise loading on existing structures all in line with the project staging.
Carefully isolate and remove sections of roof where they are to be replaced modified or extended by the works.



GROUND FLOOR PLAN

ATTIC PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	SURVEY DETAILS	GROUND FLOOR AND ATTIC PLANS	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/02	REV DATE

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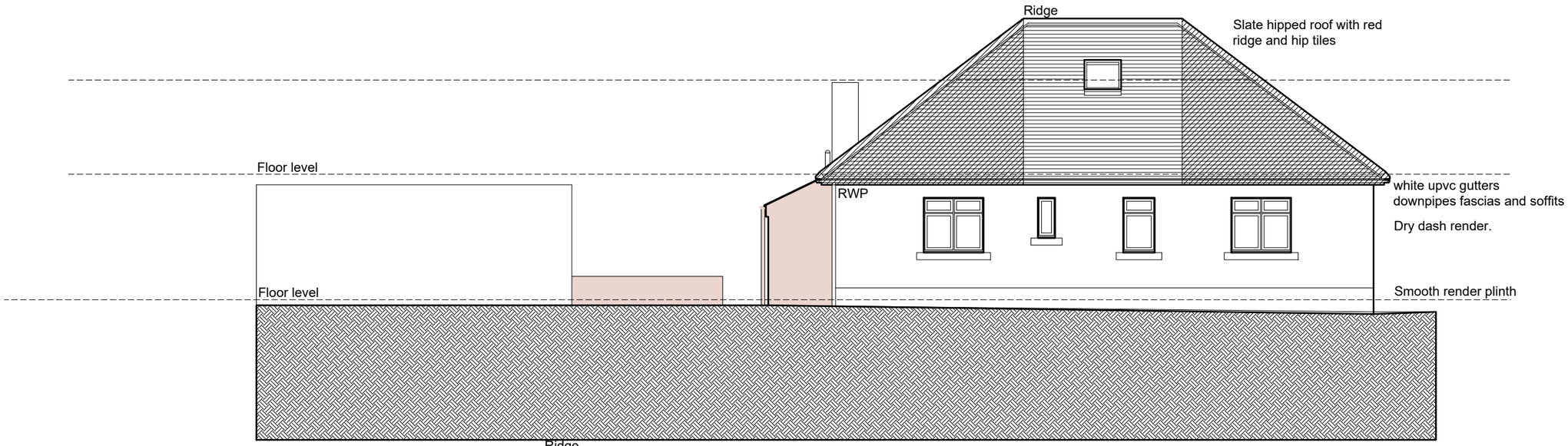
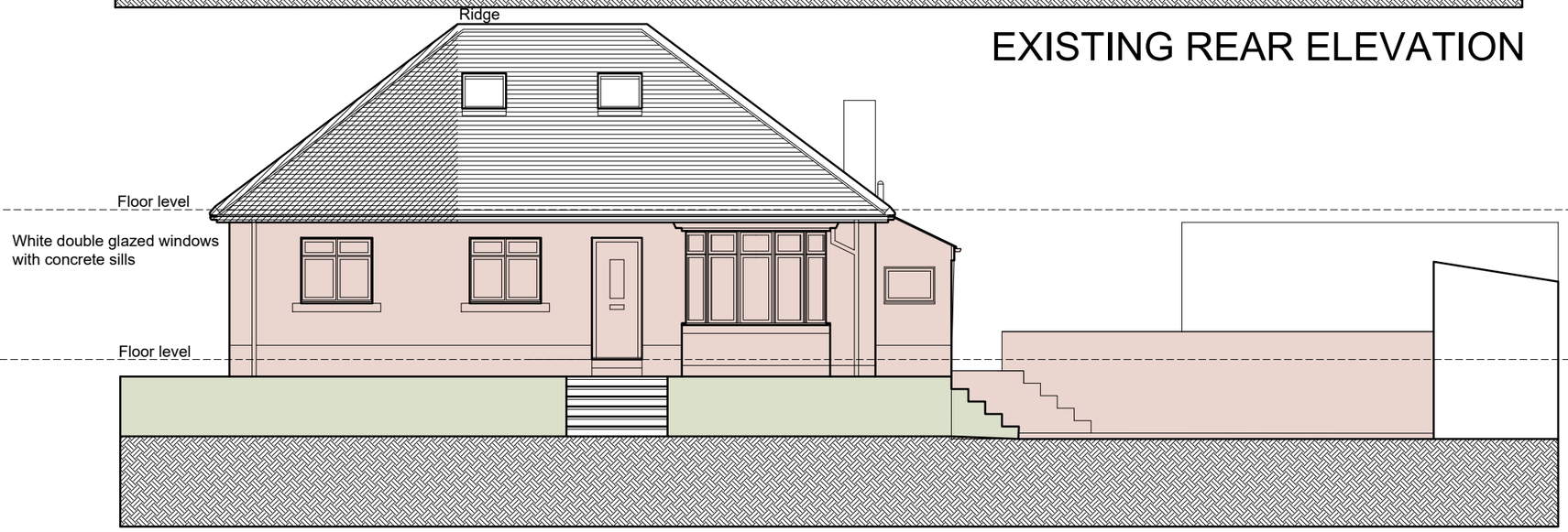


EXISTING REAR ELEVATION



EXISTING FRONT ELEVATION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	SURVEY DETAILS	EXISTING FRONT AND REAR ELEVATIONS	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/03	REV Date

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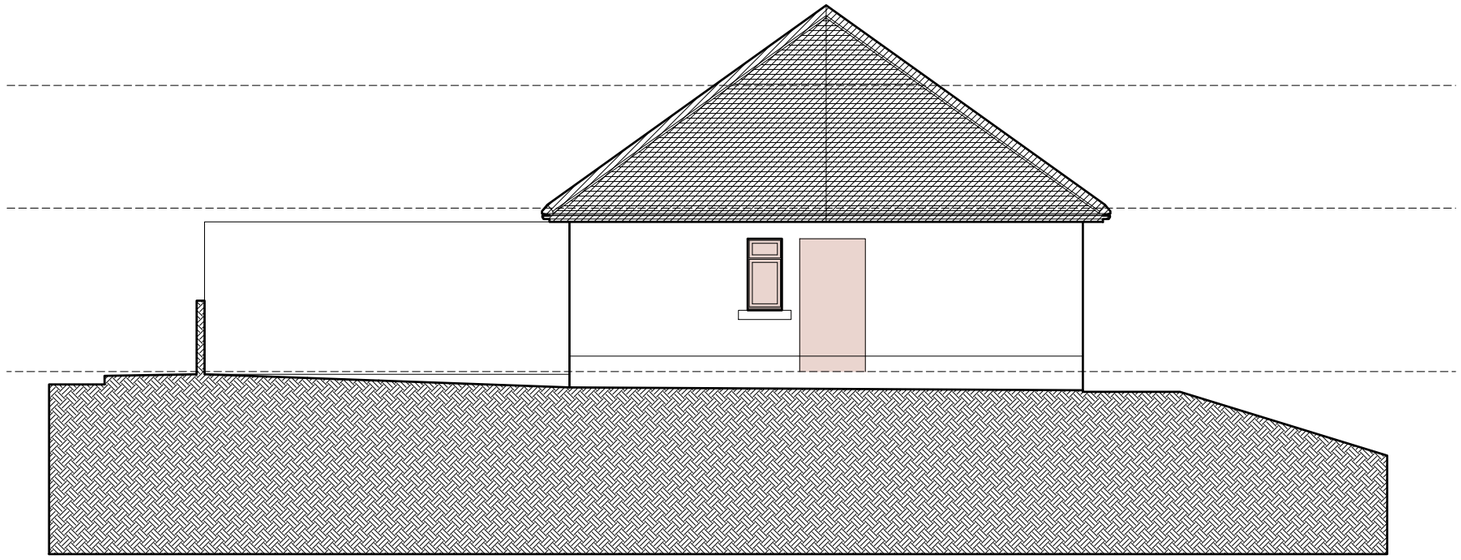
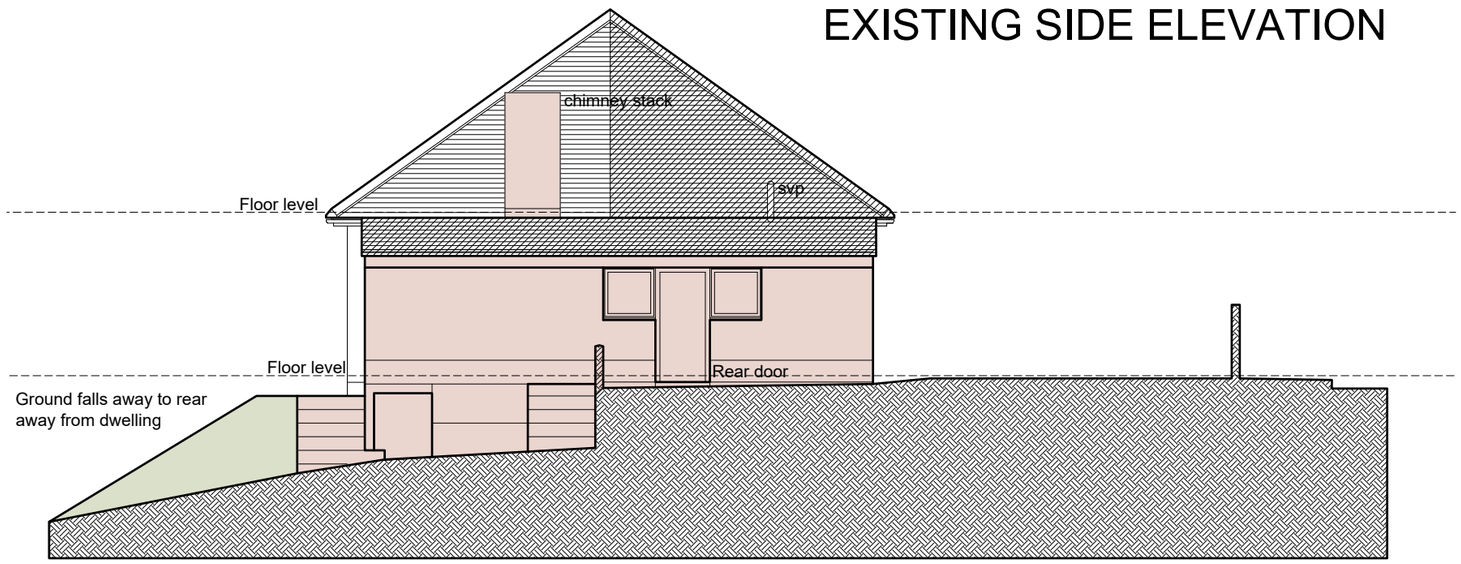


EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	SURVEY DETAILS	EXISTING SIDE ELEVATIONS	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/04	REV Date

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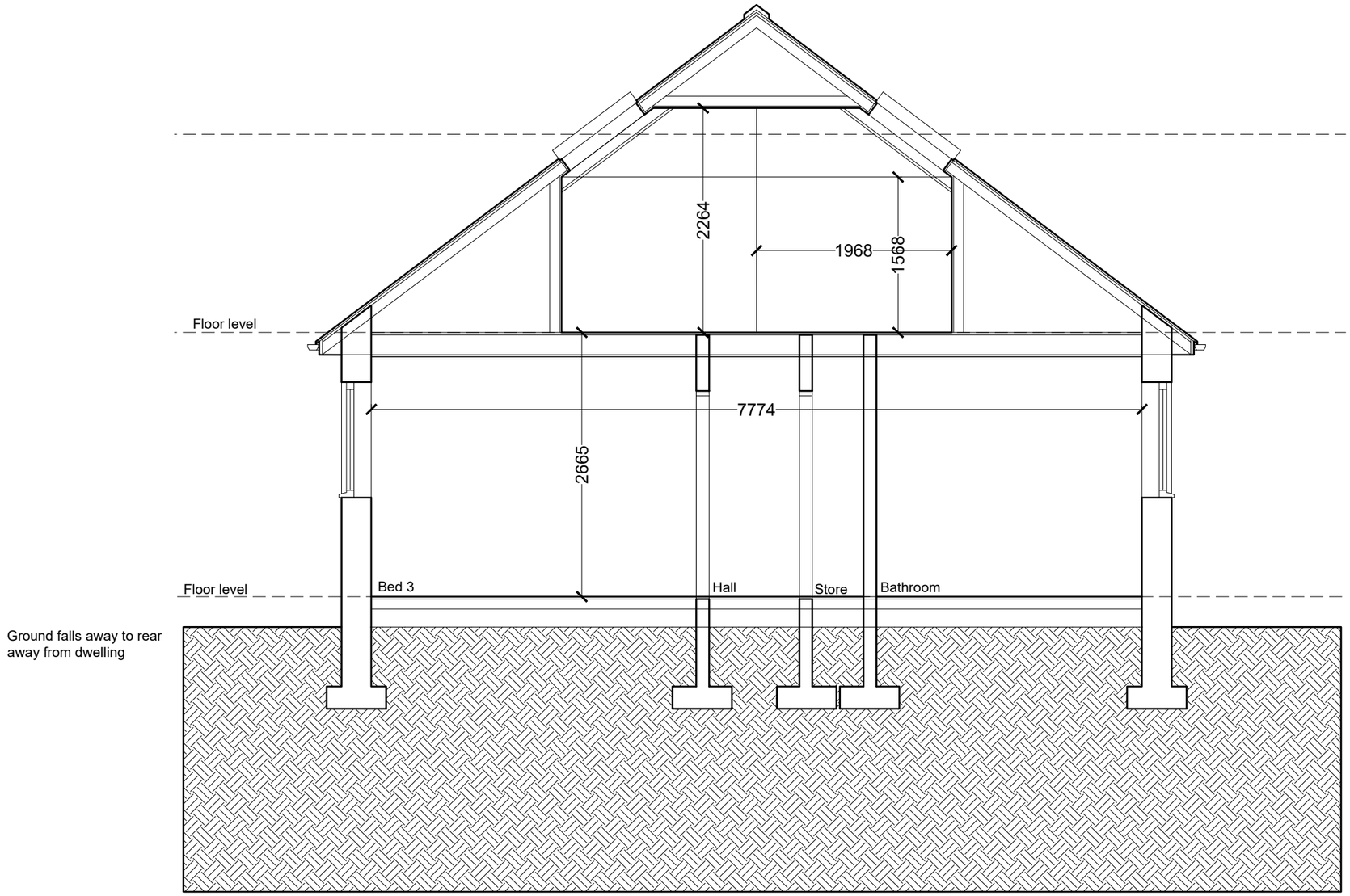

EXISTING SECTIONAL ELEVATION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	SURVEY DETAILS	EXISTING FRONT AND REAR ELEVATIONS	Scale: Date: DWG No.	1/50 @ A3 SEPT 2021 21/0312/05	REV Date

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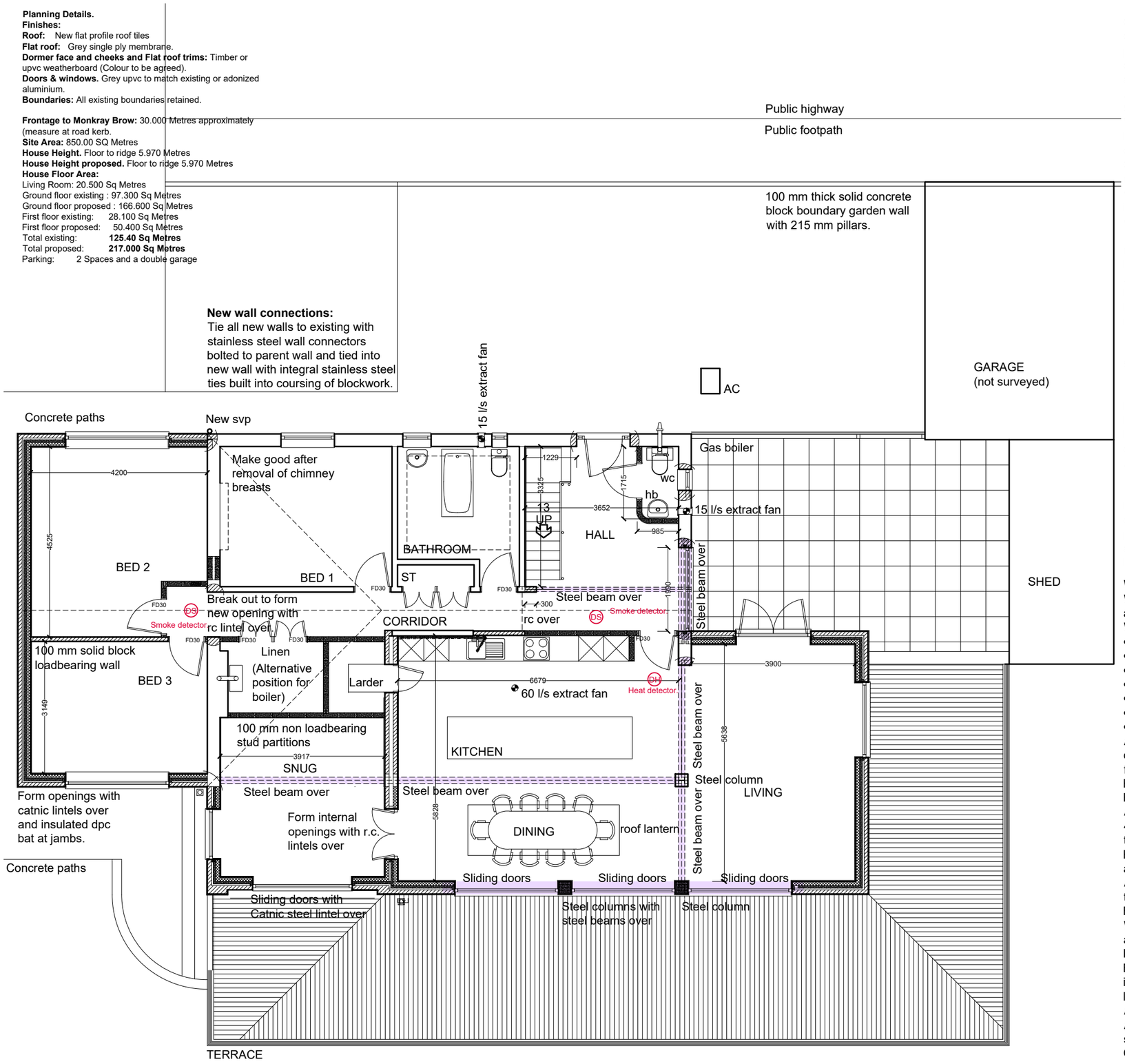
Planning Details.
Finishes:
Roof: New flat profile roof tiles
Flat roof: Grey single ply membrane.
Dormer face and cheeks and Flat roof trims: Timber or upvc weatherboard (Colour to be agreed).
Doors & windows. Grey upvc to match existing or adonized aluminium.
Boundaries: All existing boundaries retained.

Frontage to Monkray Brow: 30.000 Metres approximately (measure at road kerb.
Site Area: 850.00 SQ Metres
House Height. Floor to ridge 5.970 Metres
House Height proposed. Floor to ridge 5.970 Metres
House Floor Area:
Living Room: 20.500 Sq Metres
Ground floor existing : 97.300 Sq Metres
Ground floor proposed : 166.600 Sq Metres
First floor existing: 28.100 Sq Metres
First floor proposed: 50.400 Sq Metres
Total existing: **125.40 Sq Metres**
Total proposed: **217.000 Sq Metres**
Parking: 2 Spaces and a double garage



GROUND FLOOR PLAN

New wall connections:
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork.

New Masonry walls:
Cavity wall above dpc U Value 0.22 W/M²K
Generally, 300 mm thick cavity wall with various finishes. Stone cladding tiles/cedar wood or mineral fibre cladding on patent fixing system or 50 mm x 25 mm treated timber battens/Krend self coloured render or similar on 100 mm. dense concrete blocks, Armstrong's or similar, external leaf 100 mm. clear cavity with 60 mm. Kingspan insulation or similar and 100 mm. thick Armstrong Insulite 3.6 Kn/M concrete block inner leaf.
All walls are to be built in a manner to ensure the building would pass a pressure test to achieve 5.5 M³ / (h.M²) at 50PA or better.
Walls are to be dry lined internally with minimum 15 mm. high density plasterboard on dabs or patent glue spot fixing.
Fix insulated cavity closers at all jambs and cills to doors and windows and fix tray under cills and lintels to heads of openings.
Cavity wall ties to be Furfix stainless steel specifically designed for 100 mm. cavities at 750 mm. horizontal centres and 450m vertical centres, offset 375 mm. horizontally to form a diamond pattern or as otherwise recommended by the wall insulation manufacturer. Fix additional wall ties every course at all corners and jambs. Seal heads of cavities with inert fire proof material 6mm thick Masonite or similar bedded in mortar and fixed between toes of spars.
where require over new opening fix Catnic Cougar or IG type stainless steel or galvanised lintels or similar designed for 100 mm. cavities. Lintels to have insulated voids and integral cavity trays and min. bearing of 150 mm. Fix additional bitumen trays in severe weather areas. Fix brick soldier course decorative masonry facing lintels over steel lintel toes. Fix weep holes in outer leaf at 600 mm. centres above all cavity trays.
All openings are to be sealed to comply with the pressure test requirement (5.5 M³ / (h.M²) at 50PA.)
Fix expansion joints to cavity walls at maximum 5000 mm. centres. Fix additional wall ties at each expansion joint.
Integrate steel frame and masonry walls with Ancon non-drill steelwork fixings used strictly as advised by the manufacturer or as otherwise recommended by the CSE.

Blockwork and steel connections
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork.

Existing external masonry walls.
Build up head of end walls to form gable peaks for new roof profile.Support ne peaks with BAT MS305 straps fixed to head of new walls and minimum 3 no. trusses at maximum 2000 mm centres.
Remove external render and replace with Krend self coloured render, make good all disturbed finishes.
Reform and form any new openings with reinforced concrete lintel over or large openings with steel beams as designed and specified by the CSE.
All new concrete lintels are to be designed to comply with BS 8110 1997 and be constructed in accordance with BS5977.

Non Structural stud partitions:
Fix new stud partitions to layout shown. Partitions to be 100 mm x 50 PAR C24 timber studs at 400 mm. centres built of 75 mm x 75 mm. sole plates with solid bracing at maximum 900 mm. vertical centres. Fix 10kg/m² 15 mm thick plasterboard and skim both sides. Fully insulate between studs with Rockwool insulation to reduce the passage of airborne sound. Bolt vertical studs to adjacent walls to provide lateral restraint to walls and studs to form rigid grid.
Fix double joists under partitions parallel to joists and solid noggins under partitions perpendicular to joists.

Windows
Windows and doors generally are to be designed and constructed by a member of a self-certification federation such as FENSA.
Windows and doors are to be designed to comply with

- Part B Means of Escape,
- Part F Ventilation
- Part K Protection from falling Collision and impact
- Part L Thermal Efficiency and Performance
- Part M Wheelchair Access
- Part N Toughened safety glass
- Part Q Secured by Design

All new windows are to be either adonised metal or uPVC framed double glazed units or similar. All opening casements or sashes to habitable rooms are to be min. 450 mm. high and 450 wide to allow for escape in the case of fire, with min area of .33 M. sq. and a cill height not less than 800 mm. and no greater than 1100 mm.
Fit safety glass to BS 6206 to all new windows within 800 mm. of floor level and doors and side panels to comply with Building Regulations.
All windows are to be suitable energy saving glazing to achieve the stated U value requirement. For instance, 16 mm. 4-8-4 double glazed with Pilkington "K" glass double glazing units and gas filled to give a minimum overall U value for the window and frame of 1.4 Wm²K.
Fit all new windows with draught proof seals to all opening casements and seal around heads jambs and cills with airtight mastic sealant.
All sashes are to be draught sealed and all frames fully sealed
to structure with mastic joints to prevent heat loss directly to the external air.
Fit windows with trickle ventilation at a ratio of 500 Sq. mm per 1 sq. metre of floor space throughout habitable rooms.
Where opening windows are at ground level, they are to be fitted with protective safety barriers designed to withstand a Horizontal load of 0.74 kilo Newtons (kN) for every metre length.

External doors.
External doors and windows to be from the same manufacturer. All new doors are to be upvc or timber, lined and insulated to have a minimum U value of 1.2 Wm²K. Entrance doors are to be minimum 838 mm. wide and fitted with low profile cills and thresholds to comply with Part M of the Building Regulations.
Any access ramps required shall have a maximum gradient of 1:12.
All external doors and frames are to be fitted with draught proof seals and thresholds and the frames are to be fully sealed to the structure with mastic to prevent heat loss directly to the external air.
Glazed doors to be safety glass to BS 6206 to all glazing within 800 mm. of floor level.
All openings to be remeasured on site prior to manufacture.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	PROPOSALS ALTERATION AND EXTENSION	PROPOSED GROUND FLOOR PLAN	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/06	REV DATE

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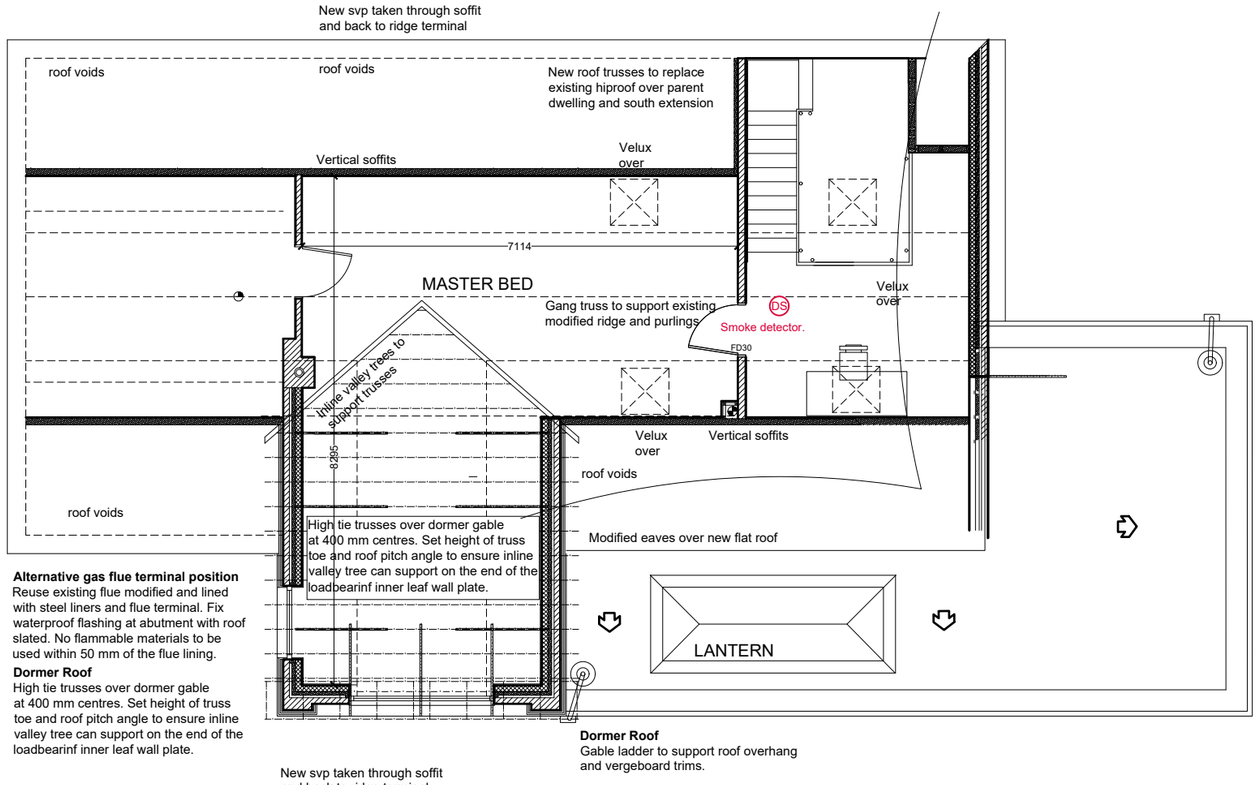

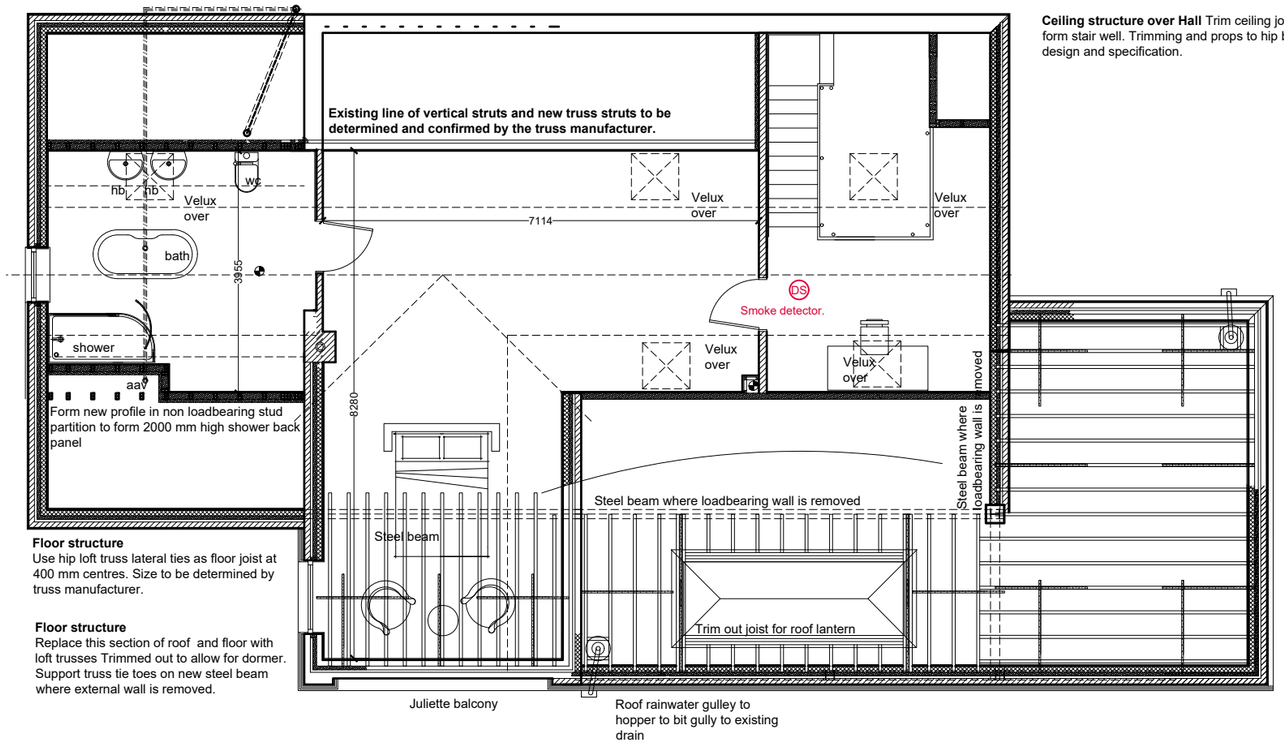

Ceiling structure over Hall Trim ceiling joist/truss ties to form stair well. Trimming and props to hip blade to CSE design and specification.

New Flat Roof
Roof Fabric.
The roof type will be a warm roof with insulation over the roof decking.
Single ply fibre backed roofing membrane, Sanafil or similar, fixed by a manufacturer recommended and approved installer on 140 mm Celotex XR400 adhered to 25 mm thick external quality plywood roof decking.
All roof fabric details fixtures and fittings roof outlet gully etc. are to be strictly as recommended and detailed by the roof fabric product manufacturer/installer. Fix code 4 lead flashing over up turned roof fabric at parent wall abutments to form weather sealed abutments and copings.
Roof Structure
Roof to have minimum 1 in 40 falls across the roof to the rainwater gutter. Roof structure to be minimum 50 mm x 50 mm timber tapering timber firrings on 197 mm x 50 mm C16 timber flat roof joists at 400 mm centres supported on 100 mm x 50 mm wall plate on mortar bed and fixed to head of inner leaf of cavity walls. Fix wall plates with BAT Metal straps at 1500 mm centres. Fit BAT MS 305 galvanised steel straps to head of all new walls and across minimum 3 no. joist parallel or along the side of joists perpendicular to walls to provide lateral supports to the structure.Form opening for roof lantern with 195 mm x 50 mm triple trimming joists bolted together, support trimmers and trimmed joists off galvanised steel joist hangers nailed strictly as recommended by manufacturers.
To be confirmed by lantern manufacturer or Structural Engineer.
Line ceilings with 500 gauge Visqueen vapour barrier and 25mm/12.5mm (15mm) combination insulation and plasterboard ceiling and side soffit linings with 3 mm plaster skim finish.
Roof lantern.
Roof lantern to be double/triple glazed uPVC framed with opening vent and permanent or hit and miss trickle ventilation at head. The whole roof light assembly is to have U value of 1.0 Wm²K.
Manufacturer to produce loading details prior to roof construction and advise on suability/design of trimming to ensure compliance.
ALL TIMBERS ARE TO BE MARKED KILN DRIED
Line ceilings with 500-gauge Visqueen vapour barrier and 25mm/12.5mm (15mm) combination insulation and plasterboard and skim ceiling with 3 mm plaster skim finish.
Where non lead trays are used, they should have a patent agreement certificate confirming Building Regulations compliance.
Existing pitched hipped roof (to be replaced with new loft trusses)
Approved tiles on 25 mm. x 50 mm. treated timber battens on breathable sarking felt on new hydro nailed loft trusses at 400 mm centres with new cavity wall gables.
Trim out in hall way for new stairs, and open landing and all new roof lights. All roof truss design, layout and structural calculations are to be provided by the manufacturer/supplier to Building Control for approval prior to that section of the works proceeding on site

New roof over gable extension
Fabric as described above on hydro nailed loft trusses designed to the profile of the existing roof to form new gable end. Trusses are to be fixed on three sides to 100 mm x 50 mm timber wall plated fixed to head of inner leaf on a mortar bed and held in place with BAT MS 305 Galvanised steel straps at maximum 1500 mm centres.
Insulate loft space with minimum 350 mm quilt insulation laid between and over ceiling joists.
All electrical wiring is to be fixed to trays above the insulation layer. Supply and fix a lockable sealed and insulated loft hatches to access all loft spaces.
Fix BAT MS 305 straps at 2000 mm. maximum centres to head of side walls and gables throughout perimeter of the new roofs, fixed to 3 no. truss perpendicular and along sides of truss members parallel to straps. Fix solid strutting/ packing between individual joists and last roof truss and wall where straps are fixed.

New roof over gable extension (continued)
Insulate sloping and vertical soffits with minimum 150 mm thick Celotex or similar thermal insulation slabs and line with 25mm/15mm insulation and plasterboard combination boards to provide a U value of 0.16 W/M²K.
All roof truss design, layout and structural calculations are to be provided by the manufacturer/supplier to Building Control for approval prior to that section of the works proceeding on site.
New dormer roof
Fabric as described above on raised tie trussed rafters forming valleys with existing main roof. Trim out existing rafters to in line valley trees. Valley trees to be minimum 1.5 times the depth of the structural rafters.
Line valley with 25 mm thick external quality plywood valley trays and fix lead sheet valley tray liners
All roof truss design, layout and structural calculations are to be provided by the manufacturer/supplier to Building Control for approval prior to that section of the works proceeding on site.
Alterations to roof structure over hall
Amend structure to allow for new stairwell remove wall and fix steel beam to form new opening to corridor and new window in gable. trim out floor joists to form stairwell. all beams and trimming joists are to be installed strictly as designed by the CSE
Leadworks to roofs.
All lead gutters, valleys, trays, soakers and flashings are to be in the correct code thickness as recommended by the Lead Sheet Manufacturer's Association and produced and fixed strictly in accordance with their published recommended details.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	PROPOSALS ALTERATION AND EXTENSION	PROPOSED FIRST FLOOR PLAN	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/07	REV DATE

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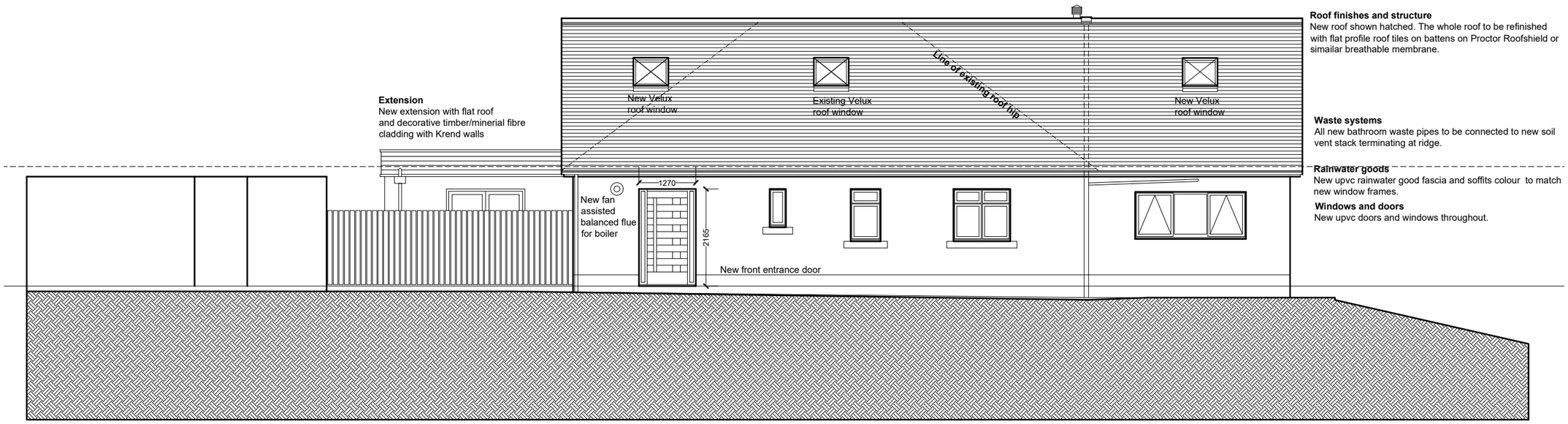
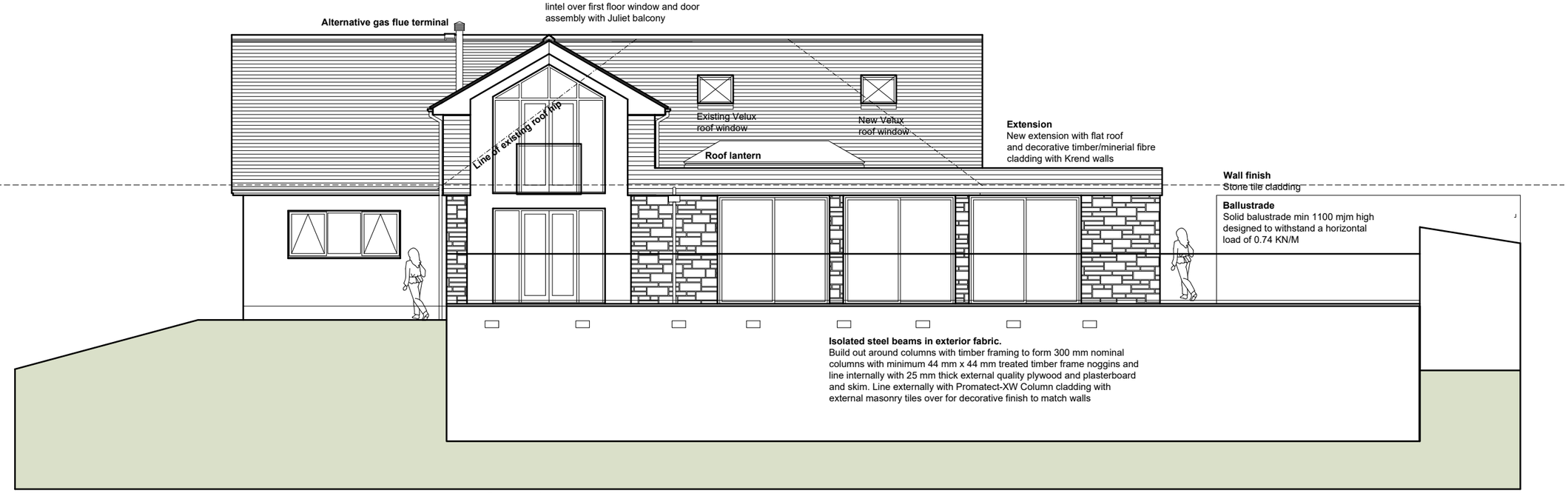


PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

Terrace walls
215 mm Solid concrete block walls with render or stone tile facing and vent tiles for continuous under floor ventilation of parent building and extension.

Planning Details.
Finishes:
Roof: Tiles to match existing
Dormer roof: Grey single ply membrane.
Dormer face and cheeks: Timber or upvc weatherboard to match existing.
Doors & windows. White upvc to match existing.
Boundaries: All existing boundaries retained.

Frontage: 13.600 Metres approximately (measure at road kerb.
Site Area: 348.00 SQ Metres
House Height. Floor to ridge 5.360 Metres
House Height proposed. Floor to ridge 5.360 Metres
House Floor Area:
Living Room: 15.85 Sq Metres
Ground floor: 82.55 Sq Metres
First floor: 42.83 Sq Metres
First floor: 49.23 Sq Metres
Total existing: **125.38 Sq Metres**
Total proposed: **131.78 Sq Metres**
Parking: 2 Spaces

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	PROPOSALS ALTERATION AND EXTENSION	FRONT AND REAR ELEVATIONS	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/08	REV DATE

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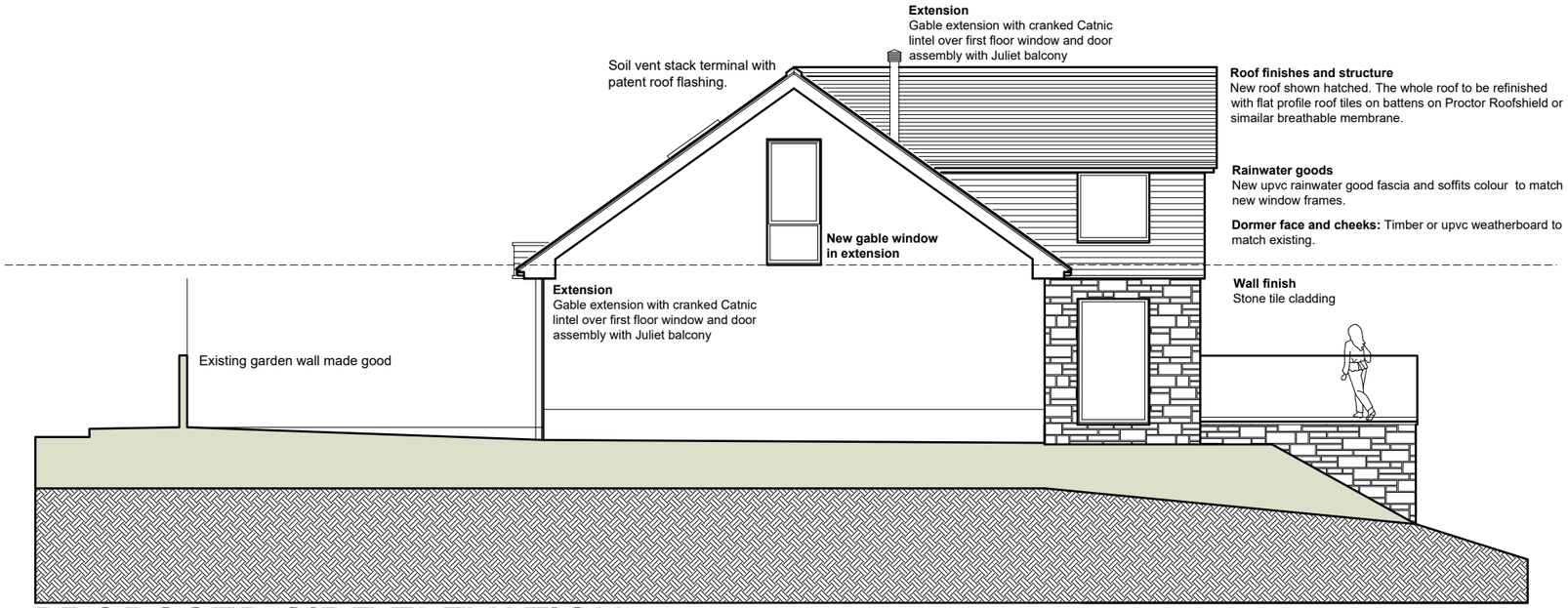
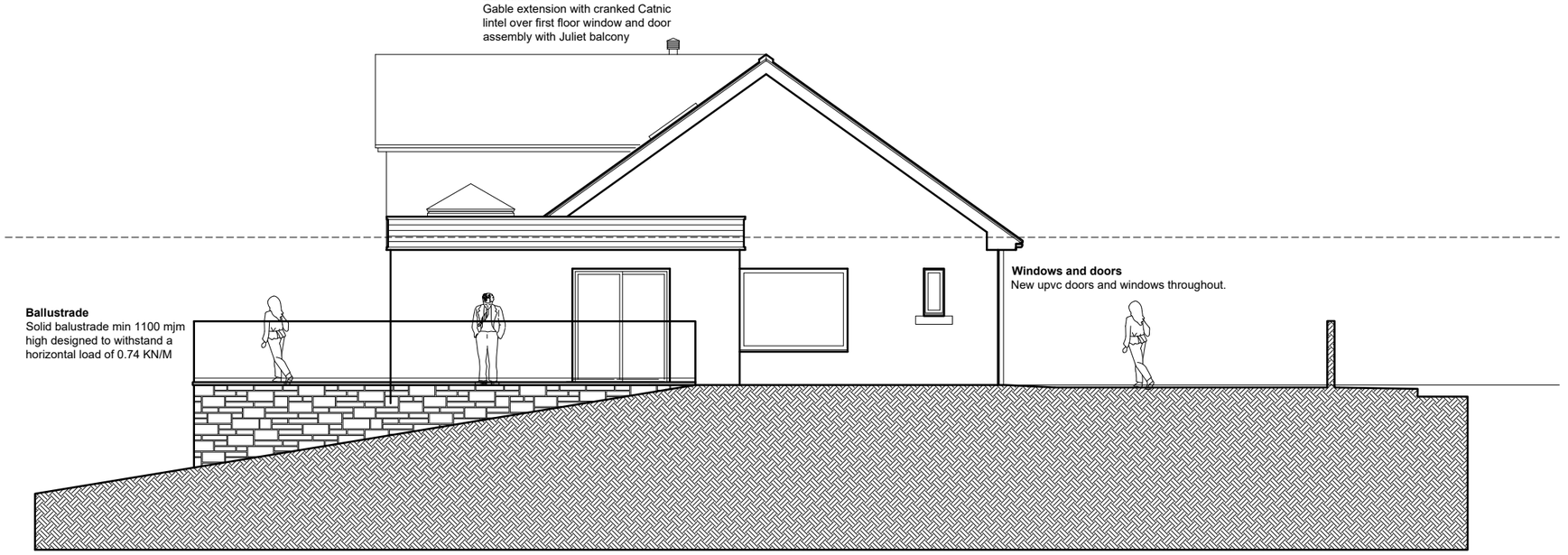


PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	PROPOSALS ALTERATION AND EXTENSION	FRONT AND REAR ELEVATIONS	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/09	REV DATE

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Roof Fabric
Single ply fabric approved roof installer to design and install the roof fabric and all roof fabric details as recommended by the roof fabric manufacturer.
Dress heads of walls with 25 mm exterior utility plywood with tilting fillets and fix patent eaves trims overlapping the external cladding

Roof structure
Form minimum 150 mm insulated upstand for roof lantern and dress new roof fabric apron under roof lantern patent flashing or as otherwise recommended by the roof lantern manufacturer supplier.

Roof structure
Form exterior quaility plywood trays and dress new flat roof fabric up under modified eaves of new parent building roof and dress new pitched roof fabric over

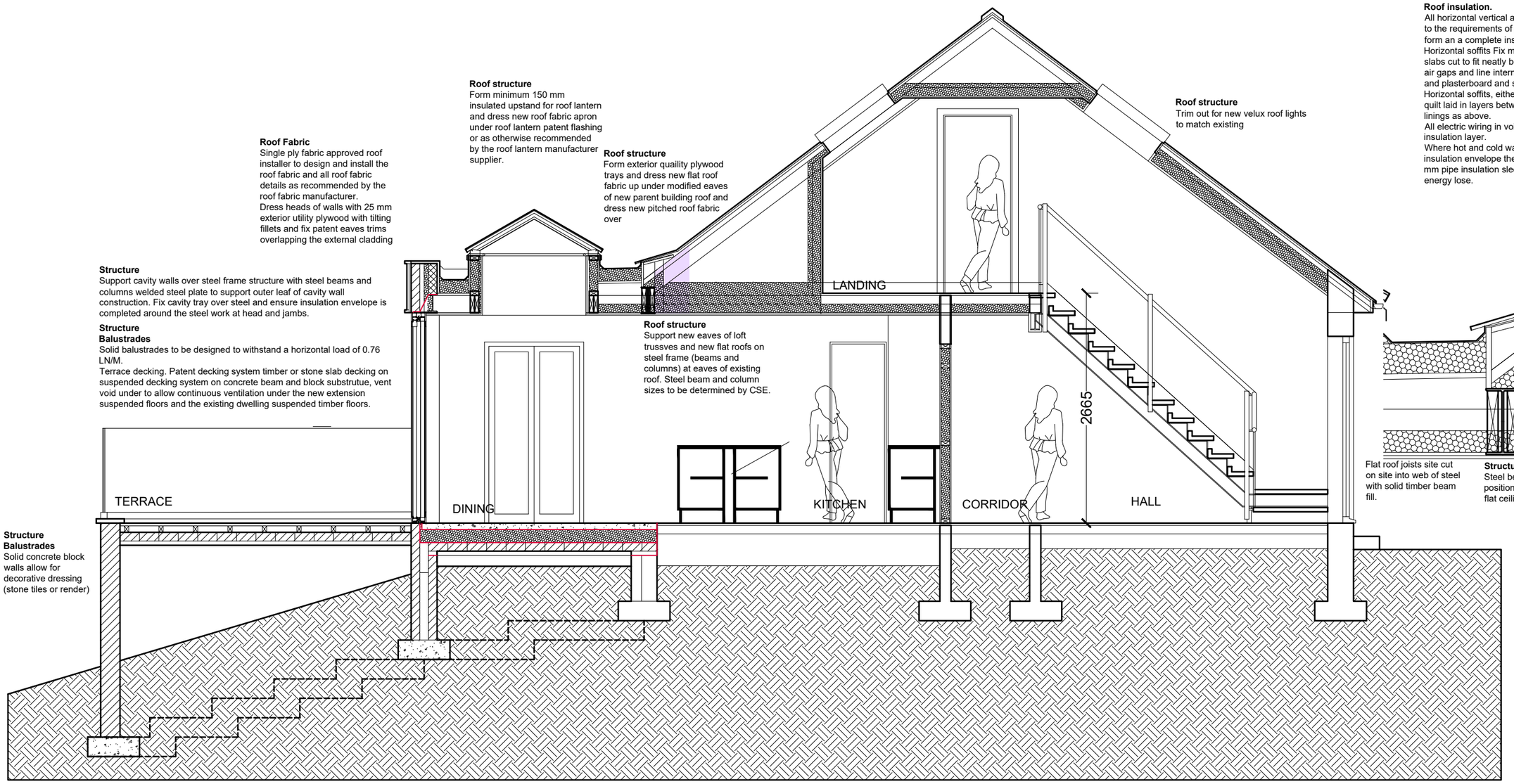
Roof structure
Trim out for new velux roof lights to match existing

Roof insulation.
All horizontal vertical and sloping soffits are to be insulated to the requirements of part L of the Building regulations to form an a complete insulation shell.
Horizontal soffits Fix minimum 150 mm rigid insulation slabs cut to fit neatly between studs and noggins with no air gaps and line internally with 40 mm (25/15) insulation and plasterboard and skim combination boards
Horizontal soffits, either as above of 350 mm. thick fibre quilt laid in layers betweeen and over joist with insulated linings as above.
All electric wiring in voids is to be suspended above the insulation layer.
Where hot and cold water survice pipes are outside the insulation envelope they are to be lagged with minimum 50 mm pipe insulation sleeves to protect against freezing and energy lose.

Structure
Support cavity walls over steel frame structure with steel beams and columns welded steel plate to support outer leaf of cavity wall construction. Fix cavity tray over steel and ensure insulation envelope is completed around the steel work at head and jambs.

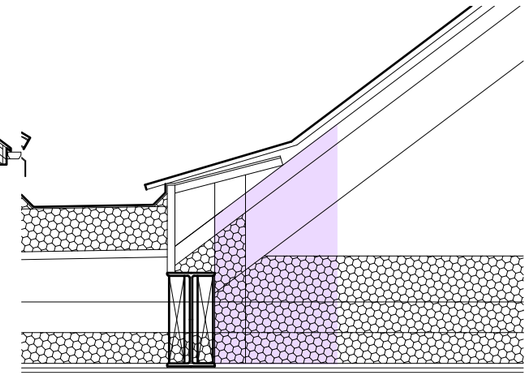
Structure
Balustrades
Solid balustrades to be designed to withstand a horizontal load of 0.76 LN/M.
Terrace decking. Patent decking system timber or stone slab decking on suspended decking system on concrete beam and block substrutue, vent void under to allow continuous ventilation under the new extension suspended floors and the existing dwelling suspended timber floors.

Roof structure
Support new eaves of loft trussves and new flat roofs on steel frame (beams and columns) at eaves of existing roof. Steel beam and column sizes to be determined by CSE.



Structure
Balustrades
Solid concrete block walls allow for decorative dressing (stone tiles or render)

SECTIONAL ELEVATION AA



Flat roof joists site cut on site into web of steel with solid timber beam fill.

Structure
Steel beam preferred position maintaining flat ceiling soffit.

Bob reinforced eaves toe to loft trusses with tie/floor joist cut on site into web of steel with solid timber beam fill.

EAVES DETAIL

Stairs
The new stairs are designed to meet the requirements of the Building Regulations for one single habitable room at first floor
Total rise 2665 mm in13 no. equal risers (205 mm) with equal going 230 mm per tread with an angle of rise of 41.7 degrees to the horizontal
Balustrade to be 1000 mm high with 900 mm high handrail all capable of withstanding a horizontal force of 0.76 KN/M
The stairs will be designed and manufactured by bespoke joiners to the parameters stated above.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	.04	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	ALTERATIONS AND EXTENSION	PROPOSED SECTION	Scale: Date: DWG No.	1/50 @ A3 SEPT 2021 21/0312/10	REV DATE

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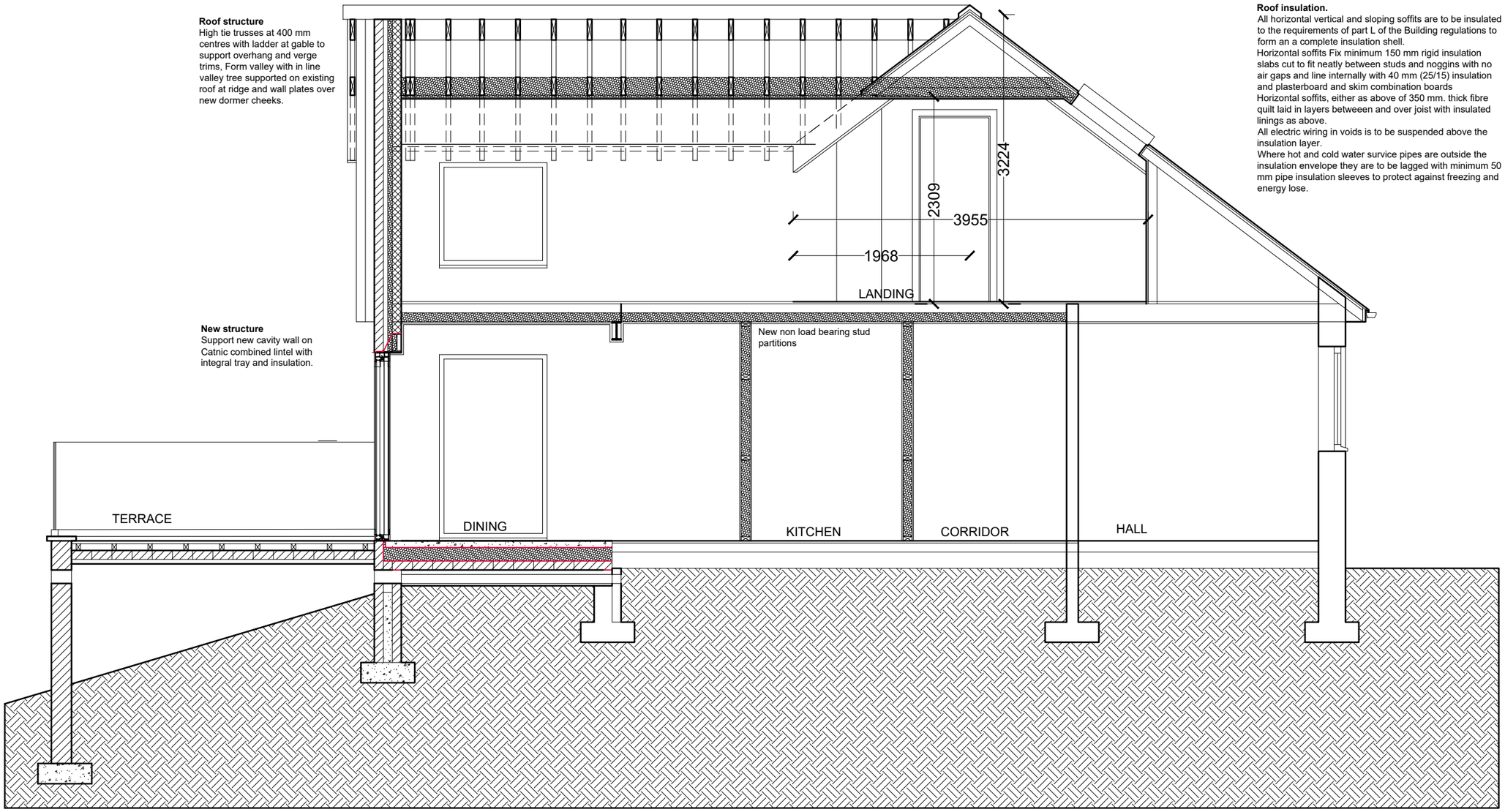
Roof structure
High tie trusses at 400 mm centres with ladder at gable to support overhang and verge trims, Form valley with in line valley tree supported on existing roof at ridge and wall plates over new dormer cheeks.

New structure
Support new cavity wall on Catnic combined lintel with integral tray and insulation.

Roof insulation.
All horizontal vertical and sloping soffits are to be insulated to the requirements of part L of the Building regulations to form an a complete insulation shell.
Horizontal soffits Fix minimum 150 mm rigid insulation slabs cut to fit neatly between studs and noggins with no air gaps and line internally with 40 mm (25/15) insulation and plasterboard and skim combination boards
Horizontal soffits, either as above of 350 mm. thick fibre quilt laid in layers betweeen and over joist with insulated linings as above.
All electric wiring in voids is to be suspended above the insulation layer.
Where hot and cold water service pipes are outside the insulation envelope they are to be lagged with minimum 50 mm pipe insulation sleeves to protect against freezing and energy lose.



SECTIONAL ELEVATION BB

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	.04	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	ALTERATIONS AND EXTENSION	PROPOSED SECTION	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/11	REV DATE

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Roof structure
High tie trusses at 400 mm centres with ladder at gable to support overhang and verge trims, Form valley with in line valley tree supported on existing roof at ridge and wall plates over new dormer cheeks.

Roof structure
Set dormer roof wall plate height to ensure inline valley trays are supported of new dormer check walls
New structure
Support new cavity wall on Catnic combined lintels with integral tray and insulation.

Structure
cavity tray and flashing over upturned roof fabric

Roof Fabric
Single ply fabric approved roof installer to design and install the roof fabric and all roof fabric details as recommended by the roof fabric manufacturer.
Dress heads of walls with 25 mm exterior quality plywood with tilting fillets and fix patent eaves trims overlapping the external cladding

New structure
Support new cavity wall on Catnic combined lintels with integral tray and insulation.

Structure
Support cavity walls over reinforced concrete lintels

TERRACE

SNUG

KITCHEN

SNUG

SECTIONAL ELEVATION CC

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	0.2	.04	0.6	0.8	1.0	1.2	1.4	1.6	1.8	2.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	ALTERATIONS AND EXTENSION	PROPOSED SECTION	Scale: Date: DWG No.	1/50 @ A3 SEPT 2021 21/0312/12	REV DATE

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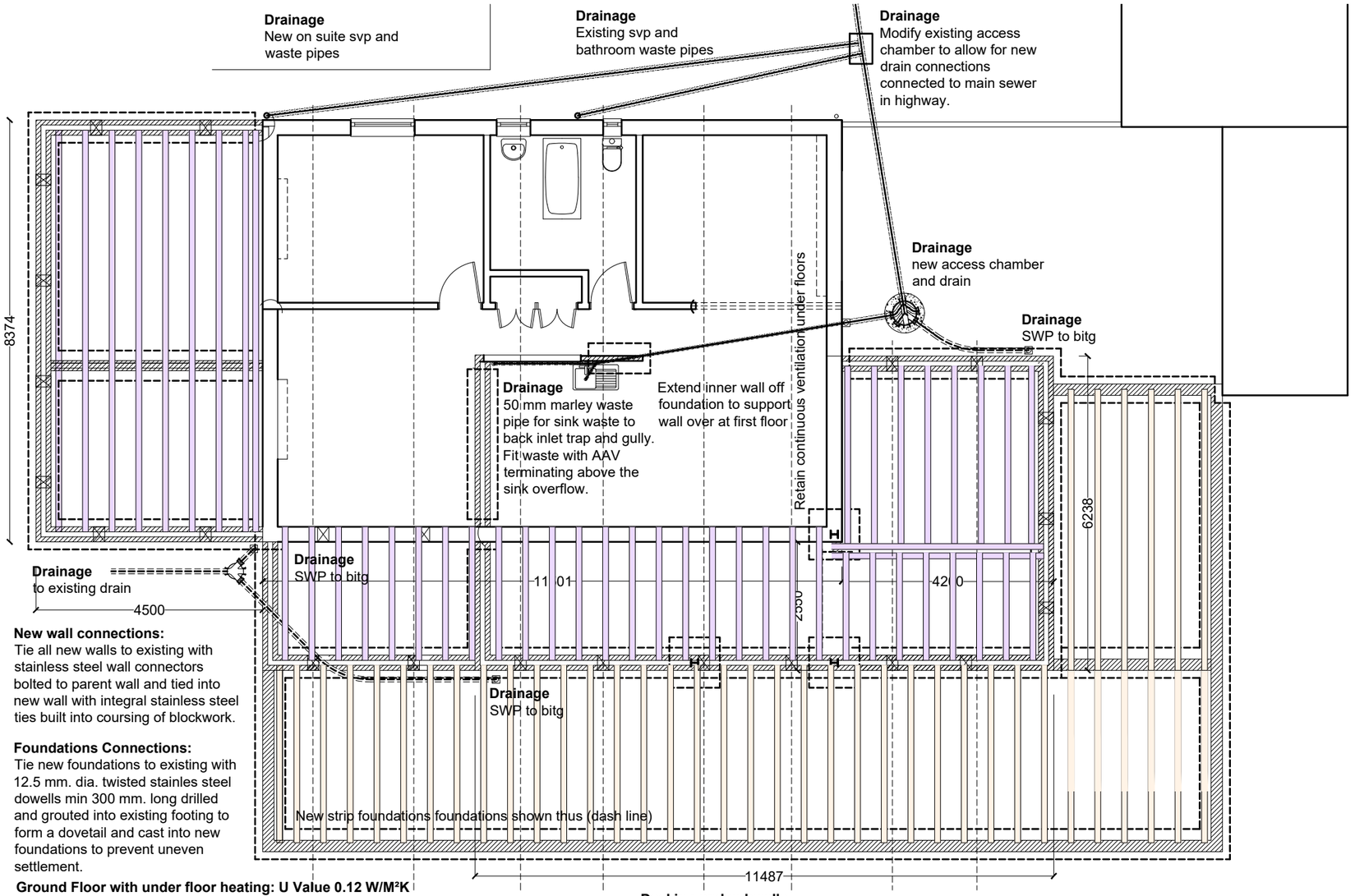

New wall connections:
Tie all new walls to existing with stainless steel wall connectors bolted to parent wall and tied into new wall with integral stainless steel ties built into coursing of blockwork.

Foundations Connections:
Tie new foundations to existing with 12.5 mm. dia. twisted stainles steel dowells min 300 mm. long drilled and grouted into existing footing to form a dovetail and cast into new foundations to prevent uneven settlement.

Ground Floor with under floor heating: U Value 0.12 W/M²K
Allow for flooring finish thickness on 65 mm minimum sand cement screed with embedded underfloor heating pipes with A146 anti crack mesh 500 gauge Visqueen vapour barrier on minimum 150 mm. Celotex FF4000 floor insulation on concrete beam and block reinforced concrete floor decking built into inner leaf of external walls and supported on central spine wall (Thicken spine wall at sub-base level to 200 mm to allow for continuous beams across width of dwelling).
Ensure minimum airspace under beams of 150 mm and fix telescopic air vents throughout cavity walls to vent sub floor space. Vents to be at maximin 2000 mm centres throughout perimeter of floor. Allow for cross ventilation in sleeper walls
Fix expansion joints/crack induction joints to top screed where spans exceed 5000 mm and at pinch points. Fix minimum 25 mm. thick insulation and expansion strip to perimeter of all slabs adjacent to exterior walls. Visqueen Damp Proof Membrane is to overlap D.P.C. in inner leaf of external walls to form a permanent damp proof barrier.
Maintain this specification without the underfloor heating pipes where underfloor heating is not required to retain consistent floor level.
Cavity wall below dpc generally.
300 mm. thick cavity walls consisting of 100 mm. thick dense solid concrete block outer leaf 100 mm thick cavity and 100 mm thick internal solid concrete block. Back fill cavity with concrete to ground level max 225 mm below damp-proof course. Cavity wall ties to be Furfix stainless steel or similar specifically designed for 100 mm. cavities at 750 mm. horizontal centres and 450m vertical centres, offset 375 mm. horizontally to form a diamond pattern. Fix additional wall ties every course at all corners and jambs. Between ground level and floor level, fix bituthene Hyload DPCs to both inner and outer leaves of walls at min of 150 mm. above ground level. Lay facing bricks from one course below finished ground level to dpc level in outer leaf to form plinth.

Decking and subwalls.
35 mm x 125 mm treated timber decking boards on 100 mm x 50 mm timber decking frame at maximum 600 mm centres on reinforced concrete beam and block sub base built of outer lead of house wall ans 215 mm thick solid block decking surround walls. Allow additional 150 mm where dressed stone is applied as a finish.
Ensure continuous ventilation to under floor area by venting void under decking.

Ground Conditions
No ground condition survey has been carried out. The site will be reduced to formation level for full inspection of the existing terrain by Building Control to confirm the site conditions and designed foundations are suitable. Any changes to the approved details will be fully specified to Building Control prior to that part of the works being undertaken.
Concrete Strip Foundations for Load Bearing Walls
FOUNDATIONS MAY BE RECONSIDERED WITH BUILDING CONTROL DEPENDANT ON SITE SPECIFIC GROUND CONDITIONS.
Foundation trenches to be excavated to suit dimensions indicated and taken down to virgin ground for inspection by Local Authority Building Control officer.
Depth may vary according to site conditions and site contours but top of concrete must be min. 450 mm. below the finished ground level. Strip foundations to be generally 600 mm. wide x 225 mm. min. deep to external cavity walls and 450 mm. x 225 mm. min. for 100 mm. load bearing internal walls or with min. 150 mm. toes where wall thickness may vary.
Form all steps in level of foundations in vertical increments of 225 mm. to suit block coursing, and with min 300 mm horizontal overlaps. Allow for widening foundation to support decorative masonry finish.
Pad Foundations for Steel columns
All foundations for supporting steelwork are to be designed and installed strictly to the design and specification of the Consultant Structural Engineer. These details are to approved by Building Control prior to the works commencing on site.
Concrete
Concrete to be premixed C25 as described in tables 1 and 2 of BS EN 206:2013 + A1:2016 maximum size aggregate to be 20 mm. All concrete shall be distributed and placed in position as quickly as practicable by a method which precludes contamination, segregation or loss of materials, compaction shall be complete before the initial set commences. Partial set concrete shall not be reworked or used. All concreting shall be continuous to completion or to an approved construction joint. During the first seven days the concrete shall be protected by whatever means to prevent over rapid drying. Steps in the foundations are overlap by twice the height of the step or by 300 mm. whichever is the greater and should not be of greater height than the thickness of the foundation. In general steps should be in increments of 225 mm. to suit block covering.
Tie new foundation horizontally to existing foundations, by inserting 3 no. 9 mm. twisted mild steel bars in a dovetail pattern into the face of the existing strip foundations and install new concrete foundations to fully surround steel connections, to form a horizontal tie between the two foundations, to prevent uneven settlement.

Drainage.
Connections and Discharges.
There are existing drainage connections for foul and surface water to existing public sewers. These are to surveyed recorded and investigated for suitable reuse with the approval of Building Control.
General Drainage Specification: All new drains will be designed to comply with BS EN 752 .
New soil and surface water drainage: Hepworth Supersleeve or similar spun clay 100/150/225 mm. diameter pipes with u.p.v.c. flexible sealed collars laid in clean square cut trenches at a gradient of not less than 1: 60 fall. Carefully back fill trenches with layered back fill strictly in accordance with the manufacturer's instructions. All fittings including manholes, inspection chambers, and back inlet gullies etc. to be from the same range and supplier. Set all pre formed gullies and chambers on 150 mm. concrete bases and surround with 150 mm. sleeves. Fit gullies with plastic or galvanized grills. Fit manholes and inspection chambers with steel rims and covers, as supplied by the manufacturer set in mortar surrounds. Set manhole covers onto pre formed r.c. covers where manholes internal size is greater than 450 mm. x 600 mm. which is the minimum acceptable internal dimension for a 900 mm. deep manhole. Where drains are less than 1500 mm deep in traffic areas surround pipes in 150 mm concrete sleeve with Flexcell joints at each pipe joint or as otherwise recommended by the pipe manufacturers. New drains under concrete floor are to be surrounded in concrete sleeve with expansion joints as described above.
All drain lines are diagrammatic and the final layout should be agreed on site with the Building Control Department.
Drainage above ground and sanitary ware details.
All new sanitary appliances are to be connected as appropriate to the new hot and cold water supplies. All hot water delivery pipes are to be insulated under floor with 50 mm pipe lagging. Connect all wastes to the new drainage layout with Marley Products Ltd. or similar waste system soil pipe and waste connections.
The soil vent stack is to be fitted with anti syphonic multi point connectors to collect all waste pipes and an inspection hatch at ground level. Where wastes are longer than 4.0 metres in length fit Durgo or similar air admittance valves to the head of the line at the minimum height of the relevant appliance over flow.
Plumbing waste layouts are to be designed by the installer to comply with BS EN 12056 Gravity Drainage Systems Inside Buildings Part 1 General Performance Requirements Clauses 3-6: Part 2 Sanitary Pipework Layout and Calculation Clauses 3 to 6 and National annexes NA to NG (System III for the United Kingdom) Part 5 Installation and testing instructions for operations, maintenance and use clauses 4-6, 8, 9, and 11 and BS EN 12109 Vacuum Drainage Systems Inside Buildings.

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		400.0 metres	350.0	300.0	250.0	200.0	150.0	100.0	50.0	0.0	SCALE BAR 1/2500
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	ALTERATIONS AND EXTENSION	PROPOSED FOUNDATION AND DRAINS	Scale: Date: DWG No.	1/100 @ A3 SEPT 2021 21/0312/13	REV DATE

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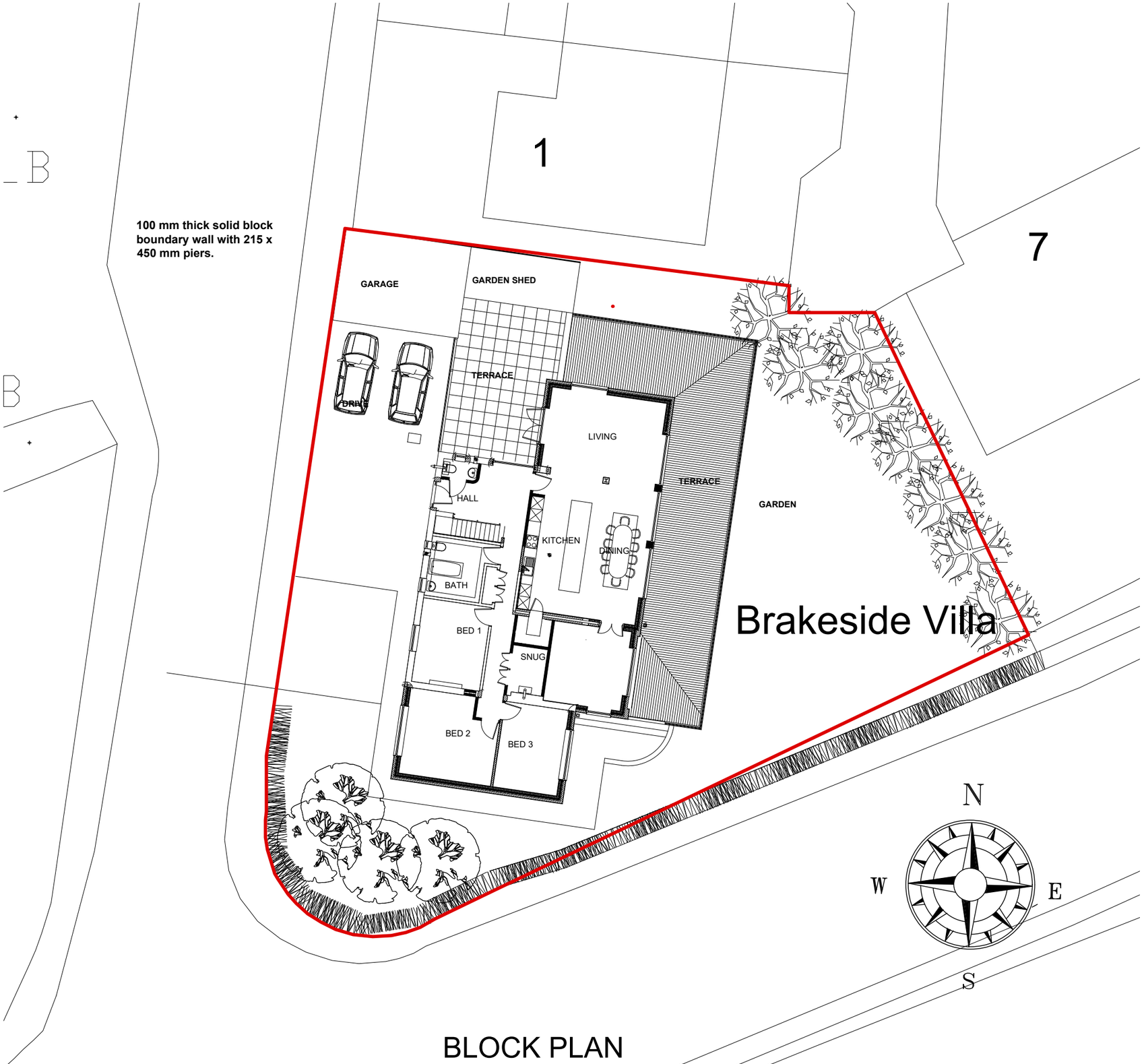
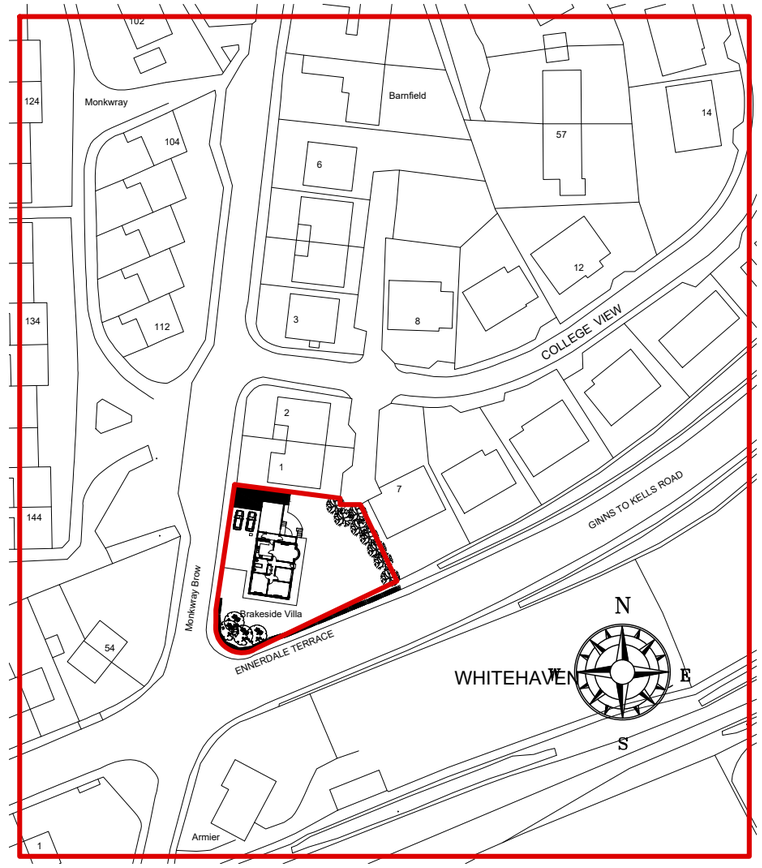
100 mm thick solid block boundary wall with 215 x 450 mm piers.



Brakeside Villa



LOCATION PLAN 1/250 Scale

Planning Details.
Finishes:
Roof: Tiles to match existing
Flat roof: Grey single ply membrane.
Dormer face and cheeks and trims: Timber or Mineral fibre weatherboard (Colour texture and profile to be agreed with planning authority prior to works commencing on site)

Doors & windows. Grey upvc double and triple glazed.
Boundaries: All existing boundaries retained.

Frontage: 28.400 Metres approximately (measure at road kerb.
Site Area: 881.00 SQ Metres
House Height. Floor to ridge 6.025
House Height proposed. Floor to ridge 6.025 Metres
House Floor Area:
Living Room: 22.00 Sq Metres
Existing Ground floor: 94.97 Sq Metres
Proposed Ground floor: 171.15 Sq Metres
Existing First floor: 28.11 Sq Metres
Proposed First floor: 59.93 Sq Metres
Total existing: **123.08 Sq Metres**
Total proposed: **231.08 Sq Metres**
Parking: 2 Spaces

BLOCK PLAN

SCALE BAR 1/200 ORIGINAL DRAWING SIZE A3	0.0	2.0	4.0	6.0	8.0	10.0	12.0	14.0	16.0	18.0	20.0 metres		80.0 metres	70.0	60.0	50.0	40.0	30.0	20.0	10.0	0.0	SCALE BAR 1/500
SCALE BAR 1/100	0.0	1.0	2.0	3.0	4.0	5.0	6.0	7.0	8.0	9.0	10.0 metres		800.0 metres	700.0	300.0	500.0	400.0	300.0	200.0	100.0	0.0	SCALE BAR 1/1250
SCALE BAR 1/50	0.0		1.0		2.0		3.0		4.0		5.0 metres											

BRAKESIDE VILLA ENNERDALE TERRACE WHITEHAVEN CUMBRIA CA28 9PN For Messers E Graham and C Spence	SURVEY DETAILS	EXISTING BLOCK & LOCATION PLANS	Scale: Date: DWG No.	1/200 @ A3 SEPT 2021 21/0312/14	REV Date

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